

September 6, 2017

To: Members
Regina Planning Commission

Re: Contract Zone Application (17-CZ-02) Low-rise Apartment Building - 1716 Ottawa Street

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1716 Ottawa Street, being Lots 36 and 37, Block 291, Plan No. Old 33 from MAC - Major Arterial Commercial Zone to C - Contract Zone be approved and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a) The development shall conform to the attached plans labelled Appendix A-3.1 to A-3.3, prepared by R. Fuller, and dated May 2017.
 - b) Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the Zoning Bylaw.
 - c) The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the September 25, 2017 meeting of City Council, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to rezone the subject property from MAC – Major Arterial Commercial to C – Contract Zone to accommodate a 12 dwelling unit, two-storey Low-Rise Apartment Building. The subject property was zoned Contract to allow for a reduction in the parking requirements than would be allowed under conventional zoning. The Administration's analysis is that the proposal will contribute positively to a full continuum of housing needs in the area by providing housing for people of all levels of income and needs.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw), except the minimum parking requirement, and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP).

Accordingly, the Administration recommends approval.

BACKGROUND

An application has been received for Contract Zone to accommodate a Low-Rise Apartment Building at 1716 Ottawa Street.

This application is being considered pursuant to the Zoning Bylaw, the OCP and *The Planning and Development Act, 2007*.

DISCUSSION

Zoning and Land Use Details

The subject property currently contains a detached dwelling. The applicant proposes to redevelop the site with a 12 unit Low-Rise Apartment Building, which is intended for people who would otherwise be homeless.

The land use and zoning related details of this proposal are summarized in the following table:

Land Use Details	Existing	Proposed
Zoning	MAC – Major Arterial Commercial Zone	C – Contract Zone
Land Use	Low-Rise Apartment Building	Low-Rise Apartment Building
Number of Dwelling Units	1	12
Building Floor Area	78 m ²	731.28 m ²

Zoning Analysis	Required (MAC)	Proposed
Number of Parking Stalls Required	12 stalls 1 stall/unit	5 stalls
Minimum Lot Area (m ²)	250 m ²	561.32 m ²
Minimum Lot Frontage (m)	6 m	13.5 m
Maximum Building Height (m)	15 m	7.62 m
Maximum Floor Area Ratio	3	1.3
Maximum Coverage (%)	90%	52.12%

The subject property is currently zoned MAC- Major Arterial Commercial in which an Apartment Building is discretionary. The intent of rezoning the property to C - Contract is to include a reduction of the parking requirement for the development. The residents of the building

are not expected to own vehicles and the five parking stalls would primarily be used by staff, Social Services support and visitors.

The proposed development is consistent with the purpose and intent of contract zoning with respect to accommodating unique development opportunities, which fulfill policies of the OCP. The proposal provides new housing options to the area, affordable housing for low and moderate income households and increasing density to the built environment.

The reduction of parking supports the housing policy objectives in the OCP to consider alternatives for parking under unique circumstances. The demand for car ownership is projected to be low for this project as the majority of residents will have a low to moderate income within close proximity to the downtown; and, as a result, are likely to have lower rates of car ownership.

The surrounding land uses are residential to the east, south and west. The property to the north of subject property is currently vacant and zoned Commercial.

A similar application was approved at the July 2016 City Council meeting (CR16-84), in which the variance on parking stall requirement at 1914 Halifax Street was granted approximately by 55.55 per cent on the basis of low-income tenancy. In this case the parking was reduced from a required 45 stalls to 20 stalls. Comparatively, in this case, the variance would be 58.33 per cent. The Administration recommends a variance to the parking requirement given the context of the subject property as it is well positioned with respect to the number of services in the Heritage Neighbourhood and the Downtown, including transportation options. It is expected the residents in the development will have lower rate of car ownership and the proposed parking is sufficient to accommodate staff and visitors.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City of Regina standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

Section C: Growth Plan

Goal 1 – Long Term Growth

Ensure that sufficient developable land is protected for future city growth

- 2.3 Direct at least 30% of new population to existing urban areas as the City's intensification target.

Section D5: Land Use and Built Environment

Goal 1- Complete Neighborhoods

Enable the development of complete neighborhoods

- 7.1 Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:

- 7.1.5 A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs.

Section D6: Housing

Goal 1 - Housing Supply and Affordability

Increase the housing supply and improve housing affordability.

- 8.1 Support attainable housing in all neighbourhoods through ownership, rental housing and specific need housing.
- 8.3 Decrease the number of vacant, non-taxable and underutilised lots within the city that are appropriate for residential development.
- 8.8 Support residential intensification in existing and new neighborhoods to create complete neighborhoods.

Goal 3- Diversity of Housing Forms

Increase the diversity and innovation of housing forms and types to support the creation of complete neighborhoods across Regina.

- 8.11 Encourage developers to provide greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighborhoods.
- 8.14 Consider alternatives for parking, height, or other development standards in support of specific needs housing and innovative housing in new neighborhoods.

The proposal is also consistent with the goals of *Comprehensive Housing Strategy*:

- Increasing the supply of rental and affordable housing.
- Fostering the creation of diverse and economical rental accommodations.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires two per cent of the required parking stalls be provided for persons with disabilities, which is equivalent to one parking stall. The development will be required to provide one stall, which will be verified during review of the building permit.

The Uniform Building and Accessibility Standards Act requires five per cent of units in new rental buildings to be barrier-free, including accessible washrooms, space in bedrooms and kitchens, and balconies. For this proposal, Administration will review this requirement at the building permit stage.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on	June 6, 2017
Will be published in the Leader Post on	September 9, 2017 September 16, 2017
Letter sent to immediate property owners	May 31, 2017
Public Open House Held	N/A
Number of Public Comments Sheets Received	0

The application was circulated to Heritage Community Association (HCA). In HCA's response, they stated they are in favour of this application, as it aligns the Core Neighbourhood Sustainability Action Plan (CNSAP), which calls for higher density, more affordable housing in the core neighbourhood.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Louise Folk", with a long horizontal flourish extending to the right.

Louise Folk, Director
Development Services

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Diana Hawryluk", with a long horizontal flourish extending to the right.

Diana Hawryluk, Executive Director
City Planning & Development

Report prepared by:
Punya S Marahatta, City Planner II, Current Planning